

TAX SALE REPORTING LETTER

Tax Sale No. 76

To: The Municipality of the District of Lunenburg

Re: Tax Sale Property Accounts

Date: September 8, 2021

Name: Daniel Ernest Lloyd

Assessment Account No: 08157561

Property: PID 60293552; Mines 2 Road, Hebbs Cross, NS

Title: I have carried out title investigations on the subject property. The subject property is not land registered. Daniel Ernest Lloyd is the owner of the subject property. Daniel Ernest Lloyd acquired title via a deed in Book 451, Page 753 at the Lunenburg County Land Registration Office. The subject property does not appear to abut the public highway but the deed description references the benefit of an easement/right-of-way. There is also a Form 44 filed as document number 108843971 at the Lunenburg County Land Registration Office which suggests the subject property may be burdened by an easement/right-of-way. We have not searched the title, extent or usage of any easements/rights-of-way. The paper title appears to be marketable.

Encumbrances: None

Marital Status: Unknown

Survey: There is a survey on file for the subject lot at the Lunenburg County Land Registration Office as Plan 7448 (subject lot is C-1). Both the plan and deed description generally conform to modern standards.

Property Mapping: A copy of the property mapping is attached for your file which will include the address of the assessed owner if available.

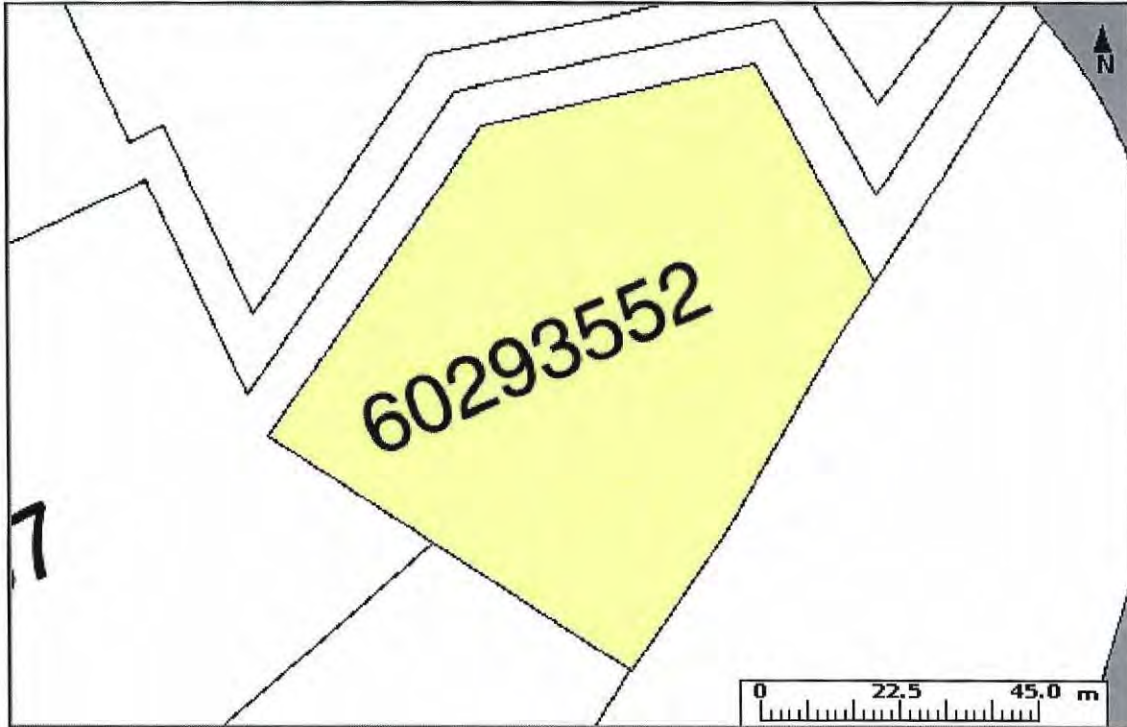


J. C. Reddy

****This title search and attached materials have been prepared for the benefit of the Municipality of the District of Lunenburg. The Municipality of the District of Lunenburg will not be held responsible for any third party reliance on these materials as they are being provided for informational purposes only. Any interested third parties are cautioned and strongly encouraged to procure their own professional advice (including, but not limited to, legal advice and/or surveying advice) in connection with this and/or any other tax sale property.

Property Online Map

Date: **Oct 13, 2021 9:12:38 AM**



PID: 60293552	Owner: DANIEL ERNEST LLOYD	AAN: 08157561
County: LUNENBURG COUNTY	Address: MINES 2 ROAD	Value: \$19,000 (2021 RESIDENTIAL TAXABLE)
LR Status: NOT LAND REGISTRATION	HEBBS CROSS	

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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451/753

-- 753

This Indenture 005573

made this 19th day of June, A.D. 1989

Between

ARTHUR HAVELOCK CROFT of Hebb's Cross, in the County of Lunenburg and Province of Nova Scotia and FLETCHER AMBROSE CROFT, of Hebb's Cross, aforesaid,

being the Owner of the lands described in Schedule 'A' herein hereinafter called the "GRANTOR"

OF THE ONE PART

-- and --

DANIEL ERNEST LLOYD of Mines Road Number Two, in the County of Lunenburg and Province of Nova Scotia,

hereinafter called the "GRANTEE"

OF THE OTHER PART

-- and --

being the spouse of the Grantor who holds no title to the said lands hereinafter called the "RELEASOR"

OF THE OTHER PART

WITNESSETH THAT in consideration of One Dollar and other good and valuable consideration:

THE GRANTOR hereby conveys to the GRANTEE the lands described in Schedule 'A' to this Warranty Deed and hereby consents to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that they are free from encumbrances and that the Grantor will procure such further assurances as may be reasonably required and it is agreed and declared that the terms "Grantor" and "Grantee" used in this Deed shall be construed to include the plural as well as singular and the masculine, feminine or neuter genders where the context so requires.

THE RELEASOR hereby consents to the within conveyance and releases any claim that the RELEASOR had, has or may have pursuant to the Matrimonial Property Act of Nova Scotia and hereby conveys any and all right, title and interest which the RELEASOR may have with respect to the lands described in Schedule 'A'.

IN WITNESS WHEREOF, the Grantor and Releasor have signed and sealed these presents on the day and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of

Sorden L. Conrad


Arthur Havelock Croft
ARTHUR HAVELOCK CROFT
Fletcher Ambrose Croft
FLETCHER AMBROSE CROFT

Province of Nova Scotia
County of Lunenburg
I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Bridgewater in the County of Lunenburg, N.S. at 9:59 p.m. on the 19th day of June, A.D., 1989 in Book No. 451 at pages 753-756 as Document Number 5573
[Signature]
Registrar of Deeds for the Registration District of Lunenburg County

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG, SS.)

ON THIS 19th day of JUNE, A.D., 1989, before me, the subscriber personally came and appeared Borden L. Conrad a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that ARTHUR HAVELOCK CROFT

one -- of the parties thereto signed, sealed and delivered the same in his presence.


A BARRISTER OF THE SUPREME COURT OF NOVA SCOTIA

Jean E. Litt
Commissioner of the Supreme Court of Nova Scotia


CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I, ARTHUR HAVELOCK CROFT -----
----- of Hebb's Cross, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am one of the Grantors in the foregoing Deed and am of the full age of nineteen (19) years.
2. THAT I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other in good faith, that is void and are cohabitating or have cohabited within the preceding year.
4. THAT as of the date herein I am not a spouse.

SWORN TO ----- at)
Bridgewater, in the County)
of Lunenburg, Province of Nova)
Scotia, this 19th day of June)
, A.D., 1989, before)
me:)

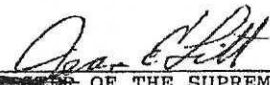

ARTHUR HAVELOCK CROFT


A BARRISTER OF THE SUPREME COURT)
OF NOVA SCOTIA)

BORDEN L. CONRAD
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

PROVINCE OF NOVA SCOTIA)
COUNTY OF LUNENBURG , SS.)

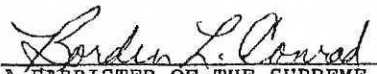
ON THIS 19th day of June , A.D., 1989, before me, the subscriber personally came and appeared BORDEN L. CONRAD a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that FLETCHER AMBROSE CROFT ----- one -- of the parties thereto signed, sealed and delivered the same in his presence.

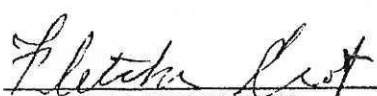

A BARRISTER OF THE SUPREME COURT OF NOVA SCOTIA
Jean E. Litt
Commissioner of the Supreme Court of Nova Scotia

CANADA
PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

I, FLETCHER AMBROSE CROFT -----
of Hebb's Cross , in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT I am one of the Grantors in the foregoing Deed and am of the full age of nineteen (19) years.
2. THAT I am now, and intend to be at the date of closing, a resident of Canada within the meaning of the Income Tax Act (Canada).
3. THAT for the purpose of this my Affidavit, "spouse" means either of a man or a woman who:
 - (i) are married to each other;
 - (ii) are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity; or
 - (iii) have gone through a form of marriage with each other in good faith, that is void and are cohabitating or have cohabited within the preceding year.
4. THAT as of the date herein I am not a spouse.

SWORN TO ----- at)
Bridgewater , in the County)
of Lunenburg , Province of Nova)
Scotia, this 19th day of June)
A.D., 1989, before)
me:)

A BARRISTER OF THE SUPREME COURT)
OF NOVA SCOTIA)


FLETCHER AMBROSE CROFT

BORDEN L. CONRAD
A BARRISTER OF THE SUPREME COURT
OF NOVA SCOTIA

SCHEDULE "A"

Nova Scotia Grid Meridian

May 20, 1989

LOT C-1

ALL that certain lot of land lying to the southwest of Public Highway No. 629 (Mines Road No. 2 - so called) in the district of Hebb's Cross, County of Lunenburg, Province of Nova Scotia, being shown as Lot C-1 on Plan of Survey No. L-5 by Wayne S. Mailman, N.S.L.S., said plan showing subdivision of property of Arthur and Fletcher Croft and being dated April 17, 1989, said lot being more particularly bounded and described as follows:

BEGINNING at a point marked by a Survey Marker set at an old wire fence marking the northwest line of lands of Marilyn Faye Wellmann, said point being located South 32° 13' West a distance of 160.0 feet from the intersection of Marilyn Wellmann's northwest line and the southwest limit of Public Highway No. 629 (at 33 feet from the centerline thereof), and said point being the eastern most corner of Lot C-1 as described herein.

THENCE from said point of beginning South 33° 41' 39" West following an old wire fence along lands of Marilyn Wellmann a distance of 40.50 feet to a set Survey Marker.

THENCE South 28° 46' 33" West following an old wire fence along lands of Marilyn Wellmann a distance of 108.10 feet to a set Survey Marker.

THENCE South 33° 59' 23" West following an old wire fence along lands of Marilyn Wellmann a distance of 87.82 feet to a set Survey Marker.

THENCE North 58° 10' 52" West along remaining lands of Arthur and Fletcher Croft a distance of 221.43 feet to a set Survey Marker.

THENCE North 34° 12' 09" East along remaining lands of Arthur and Fletcher Croft a distance of 192.71 feet to a set Survey Marker.

THENCE North 76° 04' 45" East along remaining lands of Arthur and Fletcher Croft a distance of 144.47 feet to a set Survey Marker.

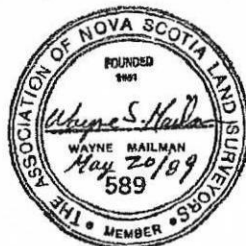
THENCE South 29° 53' 51" East along remaining lands of Arthur and Fletcher Croft a distance of 126.53 feet to the place of beginning.

CONTAINING 55,461 square feet (1.27 acres), more or less.

BEING AND INTENDED TO BE a portion of those lands as inherited by Arthur and Fletcher Croft from their father James Allen Croft. Title references are listed on the hereinbefore mentioned Plan of Survey No. L-5 by Wayne S. Mailman.

TOGETHER WITH a Right-of-Way for access to and from the herein described lot, in common with the Grantors, their heirs, successors and assigns, said Right-of-Way leading from Public Highway No. 629 over and across lands of the Grantors (partially following existing gravel driveways), being 50 feet in width throughout and being located as shown on the hereinbefore mentioned Plan of Survey No. L-5 by Wayne S. Mailman; said Right-of-Way to be in favour of the Grantees, their heirs, successors and assigns.

APPROVAL of said Plan of Survey No. L-5 for subdivision was granted by the Development Officer for the Municipality of Lunenburg on May 11, 1989 under their No. L89047, said plan being recorded at the Bridgewater Registry of Deeds on May 11, 1989 under file no. 7448.



Survey, Plan and Deed Description
by: Wayne S. Mailman

S.L.S.

A.C.

F.C.

Wayne S. Mailman
WAYNE S. MAILMAN, N.S.L.S. No. 589

2

Form 44

Request to the Registrar of Deeds to Register a Document

Registration district: Lunenburg
Submitter's name: Danielle MacLean

Take notice that the attached document relates to a parcel that is not registered under the Land Registration Act, and the document may be accepted for registration under the Registry Act because it is (select one only)

- not a transfer for valuable consideration
not a mortgage or security interest as defined in the Land Registration Administration Regulations.
a transfer of a parcel between persons married to one another
a transfer of a parcel between persons formerly married to one another, if the transfer is for the purpose of division of matrimonial assets.
transfer of a parcel between persons who are parties to a registered domestic partnership agreement.
a transfer of a parcel acquired by Her Majesty in right of the Province or a municipality for the purpose of road widening, alignment or movement.
a deed to a predecessor in title being registered in order to feed the estoppel or clarify title.
a transfer of an unregistered piece of land that is being created as a parcel under the subdivision provisions of Part IX of the Municipal Government Act solely for purposes of consolidation with an abutting unregistered parcel.
a transfer of a parcel from the Nova Scotia Farm Loan Board to a borrower under the Agriculture and Rural Credit Act.
any other instrument not mentioned above that is not required to be registered or recorded under the Land Registration Act

I hereby request that this document be registered under the Registry Act.

Dated at Dartmouth, in the County of Halifax, Province of Nova Scotia, April 19, 2016.

Handwritten signature of Danielle MacLean

Signature of authorized lawyer

Name: Danielle MacLean
Address: DCL Law
94 Garland Avenue, Suite 203
Dartmouth, NS B3B 0A7
Phone: 902-404-3150
E-mail: dmaclean@dcllaw.org
Fax: 902-464-0965

LUNenburg COUNTY LAND REGISTRATION OFFICE
I certify that this document was registered or recorded as shown here.

Rebecca Bond, Registrar

108843971
Document #

LR [] ROD []

APR 25 2016

MM DD YYYY

16:01
Time

Form 8A

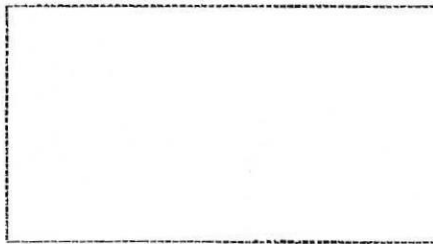
Purpose: to give notice to a land owner under the Registry Act

(Note: Form 8A must be attached to a Form 44)

(Instrument code: 407)

For Office Use

Registration district: Lunenburg
 Submitter's user number: 3499
 Submitter's name: Danielle MacLean



Take notice that the records under the Registry Act show

STEPHEN WILLIAM FRASER
 DANIEL ERNEST LLOYD

to be the owner(s) of lands which are affected by the recording of a benefit or burden against a parcel registered under the Land Registration Act, in the manner indicated on this form.

Take notice that lands owned by the above-noted person(s) appear to benefit from the addition of a burden to the following parcel(s) that are registered under the Land Registration Act (box can be expanded for additional PIDs):

PID	60293578
Interest holder name and type added to registered parcel	60613247 & 60293552 - Easement/ROW Holder (Burden) - Dominant PID

-and-

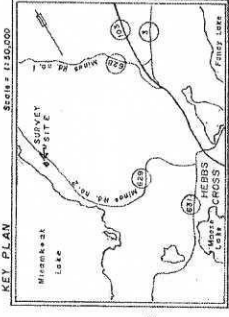
Take notice that lands owned by the above-noted person(s) appear to be burdened by the addition of a benefit to the following parcel(s) that are registered under the Land Registration Act (box can be expanded for additional PIDs):

Interest holder name and type added to registered parcel	
--	--

Dated at Dartmouth, in the County of Halifax, Province of Nova Scotia, April 19, 2016.

Signature of authorized lawyer

Name: Danielle MacLean
 Address: DCL Law
 94 Garland Avenue, Suite 203
 Dartmouth, NS B3B 0A7
 Phone: 902-404-3150
 E-mail: dmaclean@dcllaw.ca
 Fax: 902-464-0965



CLAS is providing that the physical condition of the LOT AND ADJACENT PROPERTIES DOES NOT CHANGE, LOTIONS OF THE ISLANDS APPROVED BY THE DEPARTMENT OF HEAVY TRANSPORTATION AND THE DEPARTMENT OF HIGHWAYS SYSTEMS FOR RECONSTRUCTION PURPOSES. THE COMPASSIONABLE DISCRETION, PERMIT BEFORE INSTALLING ANY NEW SURVEYING SYSTEM.

LEGEND

- BOUNDARY OF LANDS DEALT WITH
- MONUMENT SURVEY MARKER
- LINE NOT TO SCALE
- CENTERLINE
- END CURVE
- FOUNDATION
- UTILITY POLE
- UTILITY POLE
- IRON BAR
- IRON PIPE
- WOODEN POST
- WOODEN POST
- CONCRETE NAIL
- STONE
- STONE

Beaches, etc. Nova Scotia Coordinates System. Grids referred to as central meridian, 64°30'W, being derived from solar observations with a correction for meridian convergence applied of +03"50.5".

Adjustments to Field Measurements — none
 Scale Factor — not applied
 Traverse Precision — Lot C-1 = 1 in 6,188
 LOT USE: Lot C-1, proposed dwelling

REQUEST APPROVAL FOR: Lot C-1



Surveyor's Certificate

I, Wayne S. Mailman, Nova Scotia Land Surveyor, hereby certify that the plan and map hereon enclosed were made under my supervision, and that the survey and plan were made in accordance with the Nova Scotia Land Surveyors Act and the regulations made thereunder.
 Dated this 17th day of April, 1989.

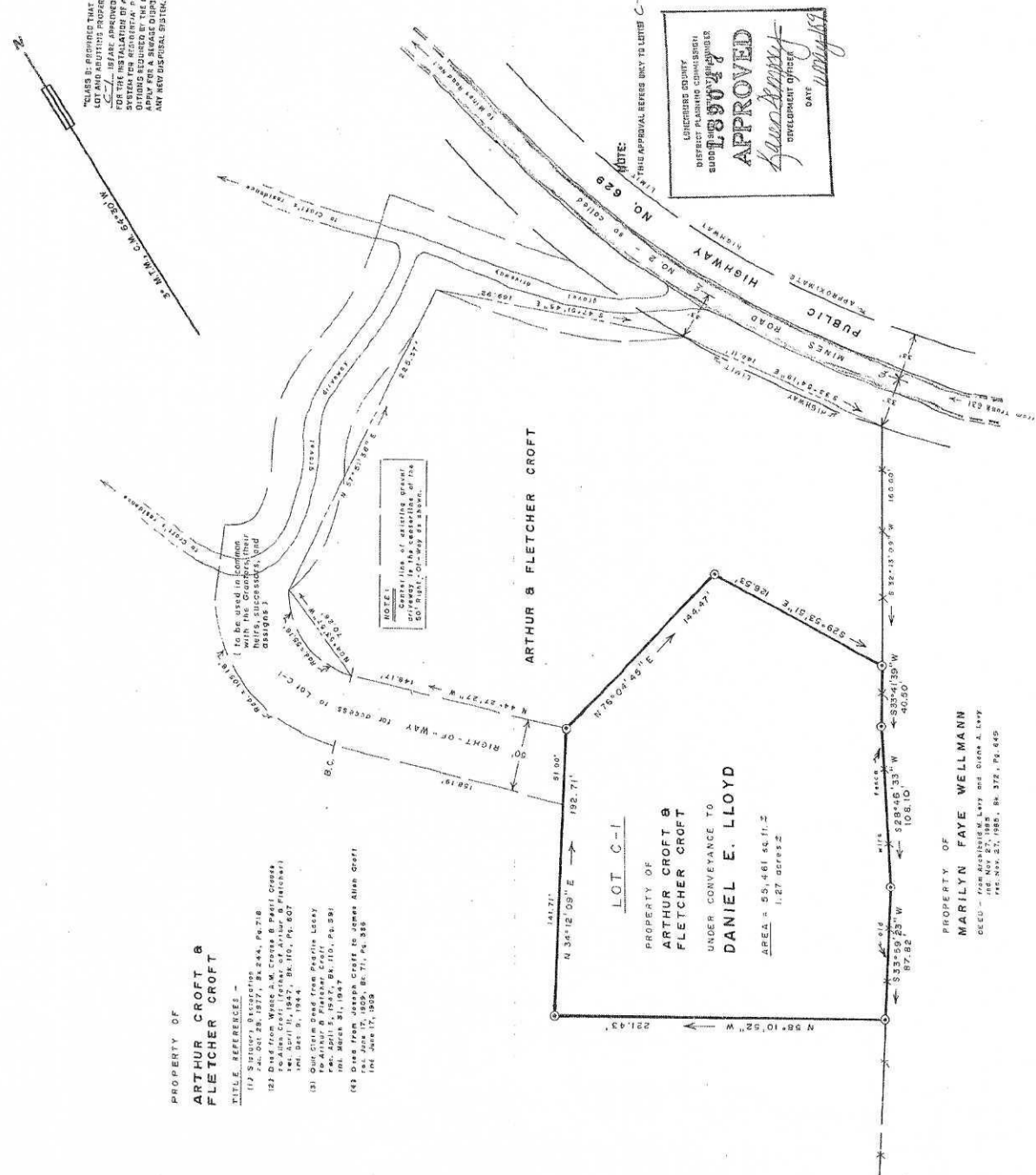
PLAN OF SURVEY

SHOWING SUBDIVISION OF PROPERTY OF ARTHUR B FLETCHER CROFT WITH LOT C-1 BEING UNDER CONVEYANCE TO DANIEL E. LLOYD.

LOCATION — MINES ROAD NO 2, HEBBES CROSS, LUNenburg COUNTY, NOVA SCOTIA

WAYNE S. MAILMAN
 NOVA SCOTIA LAND SURVEYOR NO. 589
 BRIDGEWATER, N.S.

DRAWN BY:	DATE:	SCALE:
Wayne Mailman	April 17, 1989	" = 50'
THIS SURVEY WAS EXECUTED DURING THE PERIOD —		PLAN NO.:
March 14 - 17, 1989		L-5



LUNenburg COUNTY
 DIRECT PLANNING COMMISSION
 SUBDIVISION OF LAND
APPROVED
 DEVELOPMENT OFFICER
 DATE: 4/17/89

PROPERTY OF ARTHUR CROFT & FLETCHER CROFT

TITLE REFERENCES -

- (1) 51007, 01557, 01558, 244, Pt. 218
- (2) Deed from Wayne S. Mailman & Paul G. Goss to Allen Croft, (Heir of Arthur & Fletcher) 1981, 015, 1984, Pt. 218, 1984
- (3) Gift Deed from Pauline Lacey to Arthur & Fletcher Croft, 1981, 015, Pt. 218, 1984
- (4) Deed from Joseph Croft to James Allen Croft 1981, 015, 1984, Pt. 218, 1984

LOT C-1
 PROPERTY OF ARTHUR CROFT & FLETCHER CROFT
 UNDER CONVEYANCE TO DANIEL E. LLOYD
 AREA = 55,461 sq. ft. = 1.27 acres ±

PROPERTY OF MARILYN FAYE WELLMANN
 DEED - FROM ARTHUR B. LLOYD and DANIEL E. LLOYD 1981, 015, 1984, Pt. 218, 1984

BHHL